**Town of Isle La Motte Board of Civil Authority**

August 8, 2018, August 9, 2018 & August 10, 2018

Meeting called to order on August 8, 2018, at 3:01PM, by vice chair, Betty Lockerby.

Members present: Betty Lockerby, Paul Zera, Selby Turner, Rustam Spaulding, Stephen Stata & Sarah Noble.

Listers present: Mary Labrecque & Deborah Spaulding.

Stephen Zonies- 3928 West Shore, 2.33 acres, dwelling, 600 ft. lake frontage.

Zonies had discussion: Presenting many graphs of his land/building grade with a comparable of Danforth property & Tiedgen property. See attached.

Labrecque had discussion: After further research the Listers support a reduction on the building site.

Jeffrey Dworkin- 1296 East Shore, .75 acres, dwelling, 160 ft. lake frontage.

Dworkin had discussion: described substandard construction of house, it is on piers and is positioned on a flood plain. Recurring moisture incurred from 2011 flood. Neighborhood has deteriorated. See attached.

Labrecque had discussion: Listers support a drop in construction quality & lake front.

Erika Bayer/ Robert Clark- 222 Lighthouse point, 10.05 acres, dwellings, lighthouse & 2275 ft. lake frontage.

The board agreed to wait for Bayer & Clark for 10 minutes. The board then began discussing appeal. Bayer & Clark arrived at 3:40PM.

Clark had discussion: Presenting a comparable of neighboring Casey property. There has been to updates to the dwelling. See attached.

Labrecque had discussion: It was discovered during appraisal that there is actually 2275 ft. of waterfront rather than 1625 ft. previously on lister card. The neighboring Casey property’s dwellings are unlivable and they have approximately 400 ft. less waterfront.

John Clayton- 0 Main St., 88 acres of open land.

Clayton had discussion: There are 22 +/- acres of open land and the remaining 66 +/- is swamp land, only having access when it freezes. Clayton had soil testing done and it did not pass perk test. See attached.

Labrecque had discussion: Property was lowered from $100,000.00 to $85,100.00 after grievance.

BCA had discussion: Cathy Tudhope, Selby Turner, Rustam Spaulding & Stephen Stata to conduct a site inspection on 8/10/18. Noble to contact Clayton on time.

Vicki Sibley- 2888 Main St., 2.2 acres & dwelling.

Sibley was not present: See attached.

Labrecque had discussion: House was purchased on 8/31/15 for $113,500.00 and was assessed at $114,600.00 in 2018. Grievance reduced to $103,800.00 for water being below average and due to black mold issue. Owners denied entry to VT Appriasal Co.

Lyon Rich- 1227 East Shore, 56.75 acres, dwelling, barn & 207 ft. lake frontage.

Rich had discussion: basement floor is cracked, barn should have negative value due to condition. There is a ‘Right of Way’ on property which should take away from value. This property is an old farmhouse that looks nice because Judy Rich decorates well. See attached comparables.

Labrecque had discussion: VT Appriasal Co. made a fair evaluation of Rich’s property. Listers presented 2 comparables of Daly property & Mcewen property compare closer to age, location & structure of Rich property. Property if listed with realtor Andrea Champage for $849,000. .

BCA had discussion: Sarah Noble, Selby Turner & Paul Zera to conduct a site inspection. Noble to confirm day/time that works for Rich.

Autumn Spencer- 394 Main St., 10.9 acres, dwelling & 615 ft. lake frontage.

Spencer via telephone conference.

Spencer had discussion: House needs much repair. At least 1/3 of property is ‘un-developable’. Second floor bathroom and washer & dryer room is unfinished. Including exposed insulation, subfloor and leaky sky light. Stoops of both sides of house were built incorrectly. Joist running through center of original part of house was done incorrectly leading to all sliding doors inoperable. Furnace requires re-plumbing and deck required significant repair. Including comparable of neighboring Dowhan (previously Duffy) property. 3.8 acres, dwelling and 318 ft. lake frontage. See attached.

Labrecque had discussion: While this property cannot create another lake front lot, there is a buildable lot on the road frontage and could be sold with lake access. No contractor estimates were included for repairs. Property is being listed on Home Away, which will not be taken into the consideration during assessment but is used only to show that the repairs to the house do not hinder the owner’s usage of this property. Listers do not feel that Dowhan(Duffy) property is a valid comparable because it would need to include the 3.9 acres, no dwelling and 660 ft. of lake frontage retained by previous owners.

Linda Anderson- 0 West Shore rd., .75 acre land lot & 160 ft. lake frontage.

Anderson & Joe Kane had discussion: The appraisers & listers erroneously valued the property by estimating the fair market value using criteria other than the recent sale data, property was bought in December 2017 for $60,000.00. See attached.

Labrecque had discussion: Value was changed after grievance from $97,700.00 to current value of $81,700.00. Property transfer and warranty deed show both Mr. Kane & Ms. Anderson are owners. Also, property transfer states no adjoining property, however it is adjoining to Mr. Kane’s. Listers do not believe this is an arm’s length sale. Presented comparables of:

Parcel 10616- West Shore, 1.08 acres, 75 ft. lake frontage= $108,000.00

Parcel 11273- East Shore, 3.95 acres, 90 ft. lake frontage= $99,600.00

Parcel 10582- East Shore, 1.46 acres, 383 ft. lake frontage= $185,700.00

Parcel 10904- West Shore, 2.40 acres 154 ft. lake frontage= $158,000.00

Parcel 11173- West Shore, .59 acres, 106 ft. lake frontage= $85,800.00

Gabriel Handy- 0 West Shore rd., 47 acres open land & 500 ft. lake frontage.

Handy & representative had discussion: Property has been unchanged since purchase and is overgrown. Beach is accessed by crossing a busy highway and the stairs are unusable. Parcel was purchased under the assumption of the Shrine wanting to expand in the future.

Labrecque had discussion: The steps to the water are concrete and indeed very usable. Property is listed with Century 21 for $595,000.00.

Dane Bonn- 2847 West Shore rd., 1.09 acres, dwelling & 100 ft. lake frontage.

Bonn had discussion: House has no closets and upstairs has 7ft. ceilings. Multiple errors in measurements and grades. Questioned being double assessed for dormer/ceiling height. Lake frontage needs a site visit. No waste water permit for property along Westerly Views. Price of basement entryway door does not compare to neighbors door price. Bonn gave permission for any and all BCA members to inspect the property.

Labrecque had discussion: Listers recommend that the grade of 1.35 be changed to 1.20 per Lister policies for no waste water permit for Lot 5. This house is to be revisited in 2019 as it is our understanding that the interior renovations have been completed. Listers presented comparisons on Parcel 10621, 10849 & 11203.

BCA had discussion: Stephen Stata, Selby Turner, Rustam Spaulding & Cathy Tudhope to inspect the lake frontage on 8/10/18.

Helen, Mark & Eric Pomplun- Fisk point rd., 1969 12x46 mobile home on each lot, shared water & septic.

Mark Pomplun had discussion: Given the age of these mobile homes the assessment is unreasonable. Would like the shared septic and water value to be lowered and split equally.

Labrecque had discussion: Listers support splitting the water and septic equally between the two parcels. The listers agree that the value for the trailers are still too high.

Meeting recessed until deliberative session can be scheduled.

Respectfully submitted,

Sarah Noble

Town Clerk